

# 1380 Abattoir Rd. Rezoning Informational Packet

Address	Owner	Acres	Current Zoning	Requested Zoning
1380 Abattoir Rd.	The Stephens Center Inc.	+/- 80.73	Agriculture (AG)	SRF-3 w/ TNDO

## Section I: Rezoning Request.

- Rezoning Application & Fee paid
- Master Site Development Plan
- Neighborhood Meeting Letter
- Public Hearing Letter
- Public Notice Statement

## Section II: Voluntary Satellite Annexation Request

- Ordinance AN-32
- Request to Annex
- Metes and Bounds
- Clerk's Certificate
- Official Boundary Survey
- Large Plat Copies Available for Inspection at Meeting.

## Section III: Planning Board Materials

- Rezoning Abstract 2/1/24
- Rezoning Abstract 3/7/24
- Feb Minutes approved: Recommend to deny
- March Minutes Draft: Written consistency statement

## **Section I: Rezoning Request**

- Rezoning Application & Fee paid
- Master Site Development Plan
- Neighborhood Meeting Letter
- Public Hearing Letter
- Public Notice Statement



# TOWN OF COATS

# RE-ZONING PERMIT APPLICATION

Application No.: 12-18-23-1  
 Parcel No. 1380 Abattoir Rd.  
1601-00-2125

Date: 12/18/23

### TO THE PLANNING BOARD AND TOWN BOARD:

I/We, the undersigned, do hereby make application to change the Zoning Map of the Town of Coats as hereinafter requested. In support of this application, the following facts are shown.

1. The property is located on the EAST side of ABATTOIR Street (Avenue)  
 Between IRBIN Street (Avenue) and WILLIS POPE Street (Avenue). The address is  
1380 ABATTOIR Street (Avenue) and it is known as lot number (s) 1601002125,  
1601006239,  
1600093373,  
 Block numbers (s) \_\_\_\_\_ of Harnett County Tax Map DB2327 PG739,  
DB2327 PG734,  
DB2290 PG191  
 Township. It has a frontage of 369.5 feet and a depth of VARIES feet, containing  
79.67 acres.

2. It is desired and requested that the foregoing property be rezoned from \_\_\_\_\_ AG to  
TRADITIONAL NEIGHBORHOOD  
DEVELOPMENT OVERLAY (TND0) for the following or purpose:  
SINGLE FAMILY DETACHED SUBDIVISION WITHIN TOWN OF COATS MUNICIPAL LIMITS,  
PROVIDING PUBLIC UTILITIES AND SERVICES

3. The following are all individuals, firms or corporations owning property adjacent to both sides and rear, and the property across the street from the property described above:


Name	Address	Pin No.
a. THE STEPHENS CENTER INC.	319 CHAPANOKE ROAD, STE 102, RALEIGH, NC 27603	1601002125, 1601006239, 1600093373
b.		

<u>Name</u>	<u>Address</u>	<u>Pin No.</u>
c.		
d.		
e.		
f.		
g.		
h.		
i.		
j.		

I certify that all information furnished in this application is accurate to the best of my knowledge.

Applicant: THE STEPHENS CENTER INC.

Address: 319 CHAPANOKE ROAD, STE 102, RALEIGH, NC 27603

Phone #: 919-779-8649 Signature: 

Note: If the request is made by a corporation, the names and addresses of all officers in the corporation must be provided.

The applicant or his representative is expected to attend all meetings to answer questions concerning the request. The absence of the applicant is sufficient grounds to warrant a deferral of action by the Planning Board and/or Town Board.

**ZONING ADMINISTRATOR USE ONLY**

ADVERTISEMENT DATE(S): 3/22/24 3/29/24

PUBLIC HEARING DATE: 4/11/2024

ACTION BY PLANNING BOARD: [ ] Approved [  ] Denied

ACTION BY TOWN BOARD: [ ] Approved [ ] Denied

CONDITIONS ATTACHED TO THE APPROVAL:

\_\_\_\_\_  
 \_\_\_\_\_



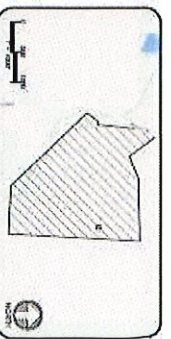
**underfoot**  
ENGINEERING

1149 PECUNIE CIRCLE  
CARY, NC 27511  
PARRIS@UNDERFOOT.COM  
NCEES & C-2847

# 1380 ABATTOIR ROAD, COATS, NC

## MASTER SITE DEVELOPMENT PLAN

### THE TRUE LIFE COMPANIES INC.



**NOTES**

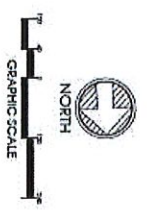
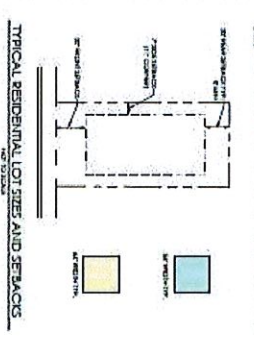
1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
3. ALL UTILITIES SHALL BE DEPT. APPROVED AND SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
4. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
5. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
6. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
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8. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
9. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
10. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

**SITE DATA**

ACRES	10.5
NET ACRES	8.5
TOTAL LOT AREA	10.5
TOTAL ROADWAY AREA	1.5
TOTAL UTILITIES AREA	0.5
TOTAL OPEN SPACE AREA	0.5
TOTAL IMPAVED AREA	1.0
TOTAL UNIMPAVED AREA	9.5
TOTAL SITE AREA	10.5

**OPEN SPACE CALCULATIONS**

DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE
LOT AREA	10,500,000	100%
ROADWAY AREA	1,500,000	14.3%
UTILITIES AREA	500,000	4.8%
OPEN SPACE AREA	8,500,000	80.9%
TOTAL AREA	10,500,000	100%



DRAWING NUMBER: 1380 ABATTOIR ROAD, COATS, NC - MASTER SITE DEVELOPMENT PLAN

DATE: 10/15/2024



1149 Executive Circle – Suite C, Cary, NC 27511  
919.576.9733 | NCBELS C-3847

January 31, 2024

**Re: Neighborhood Meeting**  
Abattoir Road Rezoning  
Coats, NC

Neighboring Property Owner,

In accordance with the Unified Development Ordinance of the Town of Coats, a Neighborhood Meeting is planned for Tuesday, February 13<sup>th</sup> 6:00 pm – 7:00 pm at the Town of Coats Town Hall. A brief presentation outlining a proposed rezoning of 80.73 acres (east side of Abattoir Road, between Irbin Lane and Willis Pope Road) will be held, followed by a question-and-answer period. Attendance will be taken.

Any final decision will require legislative approval from the Town of Coats Town Commissioners. The public will have an opportunity to speak before the Town Commissioners at a future public hearing. The Town of Coats will provide notification of future hearings once scheduled.

The Subdivision Review Officer from the Town of Coats (Town Manager Nick Holcomb) will be available during the meeting to address procedural questions.

If you have any specific questions regarding this process, please contact our office directly at 919.576.9733, or email at [mroselli@underfootengineering.com](mailto:mroselli@underfootengineering.com).

Respectfully:

A handwritten signature in black ink, appearing to read 'Mike Roselli', written in a cursive style.

Mike Roselli, PE  
Principal

MANAGEMENT

Town Manager, Nick Holcomb  
Town Attorney, Alton Bain  
Chief of Police, Ken Storicks  
Public Works Director, Rodney Pleasant  
Town Clerk, Connie Lassiter  
Recreation Director, Mike Collins



GOVERNING BOARD

Mayor Chris Coats  
Commissioner Jerry Beasley  
Commissioner Shirley Allen  
Commissioner Kelvin Gilbert  
Commissioner Marc Powell

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3/19/2024

## Notice of Requested Rezoning on Adjacent Property Invitation to Attend Public Hearing

### Rezoning and Annexation Request for Adjacent Property

Harnett County property records indicate that you own property adjacent to an area of land that is requesting rezoning. The request is for three parcels located at 1380 Abattoir Road owned by The Stephens Center Inc. The combined area is 80.73 acres. The area is located on the east side of Abattoir Rd. between Irbin Dr. and Willis Pope Rd. The Parcel Identification (PID) numbers of the three parcels are 070691 0088; 070691 0088 01; and 070691 0088 04. The requested zoning change is to rezone from existing zoning use of Agriculture (AG) to Single Family Residential-3 with Traditional Neighborhood Development Overlay (SFR-3 w/TNDO). Also considered concurrently will be a voluntary satellite annexation request of the property made by the property owner.

### Official Public Hearing to allow for Citizen Comments

The Board of Commissioners will hold the official Public Hearing to discuss this requested change to the Zoning Map and the requested voluntary satellite annexation. This Public Hearing will be held on Thursday, April 11, 2024 at 7:00 pm in the Coats Council Room, at Coats Town Hall, located at 25 East Main Street, Coats.

The public is encouraged to participate in this meeting so that the Town of Coats may best serve the needs of its citizens. Please contact me regarding any questions, documents, or official maps on this proposed rezoning.

Sincerely,

Nick Holcomb  
Town Manager  
nholcomb@coatsnc.org  
910-591-4135

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Post Office Box 675 • Coats, North Carolina 27521  
(910) 897-5183 voice • (910) 897-2662 fax

*"The Town of Coats is an Equal Employment Opportunity Employer."*

# The Daily Record

The Daily Record

1/1

99 West Broad Street  
P.O. BOX 1448  
DUNN, NC 28335

## Statement/Invoice

Phone: 910-891-1234

Fax: 910-891-5253


URL: mydailyrecord.com

TOWN OF COATS/CLASSIFIED ACCT.  
PO BOX 675  
COATS, NC 27521

Acct #: 00031079  
Phone: (910)897-5183  
Date: 03/30/2024  
Due Date: 04/15/2024

Date	Trans #	Type	Description	Runs	Inches	Amount	Balance
02/29/2024			Balance Forward				0.00
03/29/2024	300222325	INV	00077603 ABATTOIR RD. NOTICE				234.44
		PUB	INS 001 The Daily Record	2	8.00	234.44	

"THIS INSTRUMENT HAS BEEN PREAUDITED IN THE MANNER REQUIRED BY THE LOCAL GOVERNMENT BUDGET AND FISCAL CONTROL ACT."



FINANCE DIRECTOR

10-4910-3910

APPROVED

MH

TOWN OF COATS

### Remarks

Effective June 1, 2022 there will be a 1.5% service charge for outstanding balances

**Total Due \$ 234.44**

Mar 24	Feb 24	Jan 24	dec23	nov23	oct23
\$ 234.44	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00



## **Section II: Voluntary Satellite Annexation Request**

- Ordinance AN-32
- Request to Annex
- Metes and Bounds
- Clerk's Certificate
- Official Boundary Survey
- Large Plat Copies Available for Inspection at Meeting.

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**AN ORDINANCE TO EXTEND THE CORPORATE  
LIMITS OF THE TOWN OF COATS, NORTH CAROLINA**  
**Ordinance Number (AN 32)**

**WHEREAS**, the Town Council has been petitioned under G.S. 160A-31 to annex the area described below; and

**WHEREAS**, the Town Council has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

**WHEREAS**, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at Town Hall at 7:00PM on 4/11/2024, after due notice by publication/posting on 3/22/2024 and 3/29/2024; and

**WHEREAS**, the Town Council finds that the petition meets the requirements of G.S. 160A-31;  
**NOW, THEREFORE, BE IT ORDAINED** by the Town Council of the Town of Coats, North Carolina that:

**Section 1.** By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Coats as of 1/2/2025.

BEGINNING AT AN EXISTING 2" AXLE LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY ANN STEVENS AND DEBBIE HARMON BAGLEY AS RECORDED IN DEED BOOK 1259, PAGE 923, HARNETT COUNTY REGISTRY, AND LOCATED ON THE WESTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY BOBBY W. POPE AND MARGARET W. POPE AS RECORDED IN DEED BOOK 1646, PAGE 532, HARNETT COUNTY REGISTRY, AND HAVING NC GRID (NAD '83/2011) COORDINATES OF N: 610524.79 FEET, E: 2101357.66 FEET; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE S 03°07'22"W A DISTANCE OF 219.77 FEET TO AN EXISTING IRON REBAR LOCATED ON THE WESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY BOBBY W. POPE AND MARGARET W. POPE AS RECORDED IN DEED BOOK 1646, PAGE 532, HARNETT COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE S 03°07'22"W A DISTANCE OF 731.32 FEET TO AN EXISTING IRON REBAR LOCATED ON THE WESTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY JACKIE L. BYRD AS RECORDED IN DEED BOOK 3598; PAGE 980, HARNETT COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE S 03°07'22"W A DISTANCE OF 1,239.57 FEET TO AN EXISTING IRON REBAR LOCATED ON THE NORTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY ROY STEWART AS RECORDED IN DEED BOOK 1347, PAGE 85, HARNETT COUNTY REGISTRY; THENCE ALONG AND WITH SAID NORTHERN PROPERTY LINE N 87°22'16"W A DISTANCE OF 350.05 FEET TO AN EXISTING IRON REBAR; THENCE N 87°22'16"W A DISTANCE OF 355.24 FEET TO AN EXISTING IRON REBAR; THENCE N 87°22'16"W A DISTANCE OF 99.68 FEET TO AN EXISTING IRON REBAR LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF LOT 3 AS RECORDED IN PLAT BOOK 2006, PAGE 942, HARNETT COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE N 43°40'15"W A DISTANCE OF 723.71 FEET TO AN EXISTING IRON REBAR LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF LOT 2 AS RECORDED IN PLAT BOOK 2006, PAGE 942, HARNETT COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE N 43°40'15"W A DISTANCE OF 975.91 FEET TO AN EXISTING IRON REBAR LOCATED ON THE EASTERN PROPERTY LINE OF LOT 2 AS RECORDED IN PLAT BOOK 2006, PAGE 942, HARNETT COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE N 43°40'15"W A DISTANCE OF 49.73 FEET TO AN EXISTING IRON REBAR AND BEING THE SOUTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY ALLISON REID HAYES TAYLOR AS RECORDED IN DEED BOOK 1172, PAGE 462 AND PLAT CABINET - F, PAGE 636, HARNETT COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE N 36°14'43"E A DISTANCE OF 229.18 FEET TO AN EXISTING IRON REBAR LOCATED ON THE SOUTHEASTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY ALLISON REID HAYES TAYLOR AS

RECORDED IN DEED BOOK 1172, PAGE 462 AND PLAT CABINET - F, PAGE 636, HARNETT COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHEASTERN PROPERTY LINE S 89°13'50"E A DISTANCE OF 57.23 FEET TO A POINT LOCATED ON THE EASTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY ALLISON REID HAYES TAYLOR AS RECORDED IN DEED BOOK 1172, PAGE 462 AND PLAT CABINET - F, PAGE 636, HARNETT COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE N 06°16'19"E A DISTANCE OF 614.94 FEET TO A POINT LOCATED ON THE SOUTHEASTERN RIGHT-OF-WAY LINE OF ABATTOIR ROAD - N.C.S.R. 1552; THENCE LEAVING SAID RIGHT-OF-WAY LINE N 06°16'19"E A DISTANCE OF 101.08 FEET TO A POINT LOCATED IN THE CENTERLINE OF SAID ABATTOIR ROAD - N.C.S.R. 1552; THENCE ALONG AND WITH SAID CENTERLINE N 22°50'08"E A DISTANCE OF 98.85 FEET TO A POINT; THENCE N 22°10'30"E A DISTANCE OF 43.05 FEET TO A POINT; THENCE N 22°10'30"E A DISTANCE OF 148.50 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE S 36°40'31"E A DISTANCE OF 35.05 FEET TO A POINT LOCATED ON THE SOUTHEASTERN RIGHT-OF-WAY LINE OF ABATTOIR ROAD - N.C.S.R. 1552; THENCE LEAVING SAID RIGHT-OF-WAY LINE S 36°40'31"E A DISTANCE OF 531.67 FEET TO AN EXISTING IRON REBAR LOCATED ON THE SOUTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY NEAL BENTON HARMON AS RECORDED IN DEED BOOK 819, PAGE 910, HARNETT COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE N 67°37'31"E A DISTANCE OF 391.55 FEET TO AN EXISTING IRON REBAR LOCATED ON THE SOUTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY NEAL BENTON HARMON AND JOAN M. HARMON AS RECORDED IN DEED BOOK 1202, PAGE 742 AND PLAT BOOK 14, PAGE 10, HARNETT COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE N 88°33'41"E A DISTANCE OF 1,049.57 FEET TO THE POINT OF BEGINNING, CONTAINING 80.7318 ACRES.

**Section 2.** Upon and after 4/11/2025, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Coats and shall be entitled to the same privileges and benefits as other parts of the Town of Coats. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

**Section 3.** The Mayor of the Town of Coats shall cause to be recorded in the office of the Register of Deeds of Harnett County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.1

**Section 4.** Notice of adoption of this ordinance shall be published once, following the effective date of annexation, in a newspaper having general circulation in the Town of Coats.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Mayor, Chris Coats

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Connie Lassiter, Town Clerk

\_\_\_\_\_  
Al Bain, Town Attorney



FOR PLANNING OFFICE USE ONLY

Annexation Petition No. AN-32  
Petition Received by (initials) NH  
Date Petition Received 12-18-23  
Ordinance No. AN-32  
Fee Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

**PETITION FOR ANNEXATION  
TOWN OF COATS, NORTH CAROLINA**

Please type or print all information

**PROPERTY INFORMATION**

\* Submitted by: THE STEPHENS CENTER, INC  
(owner/ agent)

Address: 319 CHAPANOKE ROAD, STE 102, RALEIGH, NC 27603

Phone Number: \_\_\_\_\_

Tax Map: DB2327PG739, DB2327PG734, DB2290PG191

Parcel Number 1601002125, 1601006239, 1600093373

Area (Acres): 79.67 AC

Deed Reference (attach copy of deed with petition): \_\_\_\_\_

Property Identification (i.e. subdivision name): ABATTOIR ROAD SUBDIVISION

B. **Map Requirements**

1. ✓ Map prepared by a N.C. registered land surveyor.
2. ✓ Vicinity map at a scale 1" = 1000'
3. ✓ Drawn at a suitable scale.
4. ✓ Size of map shall be 18 X 24, with a minimum one and one-half inch border on the left side and a minimum one-half inch border on the other sides. Maps may be placed on two (2) or more sheets with appropriate match lines.
5. ✓ Property lines with dimensions; metes and bounds.
6. ✓ Acreage.
7. ✓ Adjoining public and private streets with right-of-way and paved widths.
8. ✓ Adjacent property reference, i.e. property owner and deed and/or subdivision with lot and block.
9. ✓ North arrow in upper 180 degree quadrant - indicate true, magnetic or grid.
10. ✓ Indicate existing, old and new town limit lines. Also provide map reference for any existing town limit lines.
11. ✓ Survey shall be tied to state plane coordinates or street intersection existing at the time of the boundary survey.
12. ✓ For noncontiguous annexations indicate on the annexation map, or attach a map showing the area proposed for annexation in relation to the primary corporate limits of the Town of Coats. When there is substantial question as to whether the area may be closer to another city than to the Town of Coats, the map shall also show the area proposed for annexation with relation to the primary corporate limits of the other City.

\*NOTE: If property to be annexed is owned by a business or corporation attach the appropriate documents authorizing the person(s) to sign the petition on behalf of the business or corporation.

**PETITION**

HARNETT COUNTY  
NORTH CAROLINA

Date: \_\_\_\_\_

**PETITION REQUESTING ANNEXATION**

TO: The Mayor and Town Board of the Town of Coats, NC

1. We, the undersigned, owner(s) of the real property described in paragraph two (2) below respectfully submit this Petition pursuant to the provisions of North Carolina General Statute, Chapter 160A, Article 4A as amended and respectfully request that the said area hereinafter described be annexed to the Town of Coats.
2. The area to be annexed is NONCONTIGUOUS  
(contiguous or noncontiguous)

to the Town of Coats primary corporate limits and the boundaries of such territory are described as follows:

GENERAL DESCRIPTION:

ENTIRE PARCELS LISTED BELOW AND BEING DESCRIBED BY THE  
METES AND BOUNDS PROVIDED ON THE ATTACHED EXHIBIT  
"ALTA/NSPS LAND TITLE SURVEY OF ABATTOIR ROAD  
ASSEMBLAGE" DATED 11-13-2023.

METES AND BOUNDS DESCRIPTION:

SEE ATTACHED.

3. The reason(s) the undersigned petitioner(s) desire(s) the said property to be annexed is/are as follows:

DEVELOPMENT OF SINGLE FAMILY RESIDENTIAL SUBDIVISION WITHIN TOWN OF COATS MUNICIPAL LIMITS, PROVIDING PUBLIC UTILITIES AND SERVICES.

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Respectfully submitted, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

<u>PROPERTY OWNER'S NAME</u> (Type or Print)	<u>ADDRESS</u>	<u>SIGNATURE OF</u> <u>PROPERTY OWNER(S)</u>
---	----------------	---

(If signing on behalf of a business or corporation state position(s))

<u>THE STEPHENS CENTER INC</u>	<u>319 CHAPANOKE</u>	
_____	<u>ROAD, STE 102</u>	_____
_____	<u>RALEIGH, NC 27603</u>	_____
_____	_____	_____
_____	_____	_____

CLERK'S CERTIFICATE

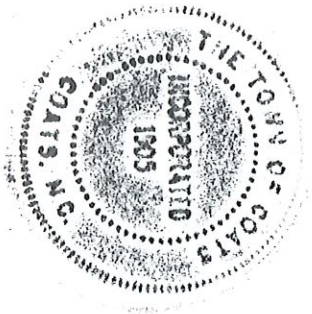
NORTH CAROLINA  
HARNETT COUNTY

I, Connie Lassiter, Town Clerk, do hereby certify that I have investigated the aforesaid petition for annexation and have found as a fact that said petition is signed by all owners or real property lying in the area described therein, in accordance with G.S. 160A-31 as amended.

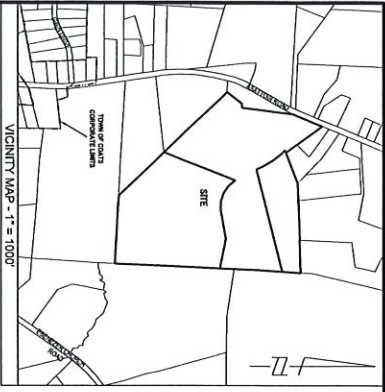
This the 3 day of April, 2024.

Connie Lassiter  
Town Clerk

(City Seal)





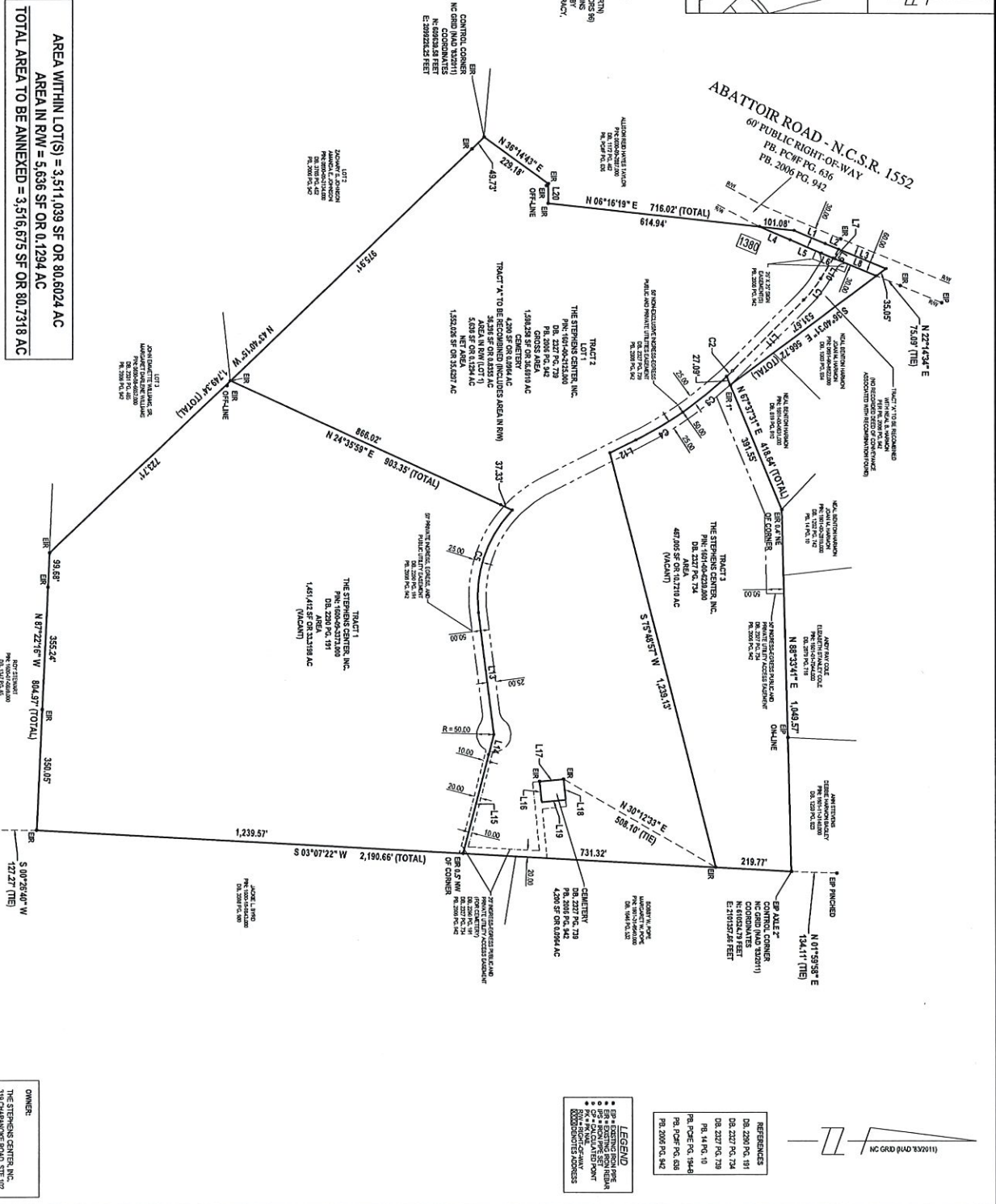
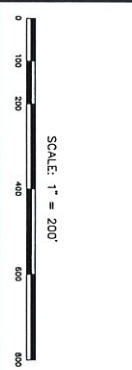


- NOTE
1. ALL RIGHTS RESERVED EXCEPT THOSE SHOWN OTHERWISE.
  2. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
  3. NO CROSS MONUMENT WITHIN 100 FEET OF PROPERTIES.
  4. 3700000 DATED 1/10/00, PROPERTIES LIST IN ZONE 7.
  5. PROPERTIES ARE ZONED AGRICULTURE.
  6. THE COORDINATE SYSTEM ON THIS PLAT WERE DERIVED BY REAL TIME NETWORK (RTN) POSITION AND NORTH AMERICAN VERTICAL DATUM BY MEANS SEA LEVEL ELEVATIONS USING THE CONTINUOUSLY OPERATING REFERENCE STATION (COS) MAINTAINED BY THE FEDERAL GOVERNMENT, GEORGETOWN, NORTH CAROLINA.

LINE	BEARINGS	LINE TABLE	DISTANCE
L1	N 22° 50' 00" E		89.85'
L2	N 22° 10' 00" E		43.95'
L3	N 22° 10' 00" E		148.50'
L4	N 22° 50' 00" E		150.00'
L5	N 22° 10' 00" E		37.83'
L6	N 22° 10' 00" E		5.30'
L7	N 22° 10' 00" E		130.85'
L8	N 22° 10' 00" E		170.25'
L9	S 7° 48' 00" E		292.45'
L10	S 26° 47' 00" E		83.87'
L11	S 44° 45' 00" E		292.45'
L12	S 26° 47' 00" E		83.87'
L13	S 62° 52' 00" E		355.35'
L14	S 15° 21' 00" E		60.00'
L15	S 84° 22' 00" W		60.00'
L16	N 65° 37' 00" W		70.00'
L17	N 84° 22' 00" E		60.00'
L18	N 65° 37' 00" E		70.00'
L19	S 65° 37' 00" E		101.00'
L20	S 89° 15' 00" E		57.23'

CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	359.00'	79.38'	S 51° 18' 36" E	79.32'
C2	119.20'	42.81'	S 44° 13' 36" E	42.82'
C3	119.20'	42.81'	S 44° 13' 36" E	42.82'
C4	1199.97'	187.80'	S 30° 42' 00" E	187.75'
C5	395.00'	323.78'	S 17° 42' 47" E	313.25'

NOTE:  
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE AND NOT TO BE CONSIDERED AS A GUARANTEE. ANY UTILITIES NOT SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE OWNER. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE DETERMINED BY THE OWNER PRIOR TO CONSTRUCTION. THE TYPE OF UTILITIES SHOULD BE DETERMINED BY THE OWNER PRIOR TO CONSTRUCTION.



AREA WITHIN LOT(S) = 3,511,039 SF OR 80.6024 AC  
 AREA IN RW = 5,636 SF OR 0.1294 AC  
 TOTAL AREA TO BE ANNEXED = 3,516,675 SF OR 80.7318 AC

**BASS, NIXON & KENNEDY, INC.**  
 CONSULTING ENGINEERS  
 6310 CHAPEL HILL ROAD, SUITE 250  
 RALEIGH, NORTH CAROLINA 27607  
 TELEPHONE: (919) 851-4422 OR (800) 354-1879  
 FAX: (919) 851-4898  
 CERTIFICATION NUMBERS: NCBELE (C-0110); NCBLA (C-0267)

**ANNEXATION PLAT**  
 PROPERTY OF  
**THE STEPHENS CENTER, INC.**

OWNER:  
 THE STEPHENS CENTER, INC.  
 318 CAVENDISH ROAD, STE. 102  
 RALEIGH, NC 27605-0000

REV.	DATE	DESCRIPTION	BY

DATE: 12-14-2023  
 COATS: TSWP  
 HARNETT COUNTY  
 NORTH CAROLINA

SHEET 1 OF 1

## **Section III: Planning Board Materials**

- Rezoning Abstract PB Meeting 2/1/24
- Rezoning Abstract PB Meeting 3/7/24
- Feb Minutes approved: Recommend to deny
- March Minutes Draft: Written consistency statement

<b><u>Item Abstract:</u></b> Rezoning & Annexation Request	<b><u>Item No.</u></b> III-A
<b><u>Meeting Date:</u></b> Feb 1, 2024	<input type="checkbox"/> Information <input checked="" type="checkbox"/> Action Item <input type="checkbox"/> Consent Agenda

**REQUEST:** Consider Rezoning & Annexation Request of below property from AG to SRF-3 w/TNDO

<b>Address</b>	<b>Owner</b>	<b>Acres</b>	<b>Current Zoning</b>	<b>Requested Zoning</b>
1380 Abattoir Rd.	The Stephens Center Inc.	+/-80.73	Agriculture (AG)	SRF-3 w/ TNDO

**SUMMARY:** This request encompasses three separate parcels owned by The Stephens Center, Inc. Total acreage for the site is 80.73 acres. The property has 369.5 feet of frontage along Abattoir Rd. It is located +/- 2,456' from existing town limit line around Irbin Dr. A non-contiguous annexation would be required in order to approve and serve this proposed residential development.

Town of Coats has a 6" waterline available on Abattoir Rd. No sewer is present on the site; developer would need to extend sewer, approximately 2,750' to Irbin Dr.

The rezoning and annexation applications and fees have been properly submitted; including all materials below:

**SUBMITTED MATERIALS W/APPLICATION**

- Rezoning application and fee
- Annexation Request
- Annexation Boundary Survey W/ Metes and Bounds Description (large plats available at meeting)
- Master Site Development Plan
- Neighborhood Meeting Scheduled for 2/13/24; Mailings sent
- 3/14/24 Rezoning & Annexation Public Hearings in front of Town Commissioners.

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**PLANNING BOARD RECOMMENDATION:** The Planning Board will review all relevant information, ask questions or clarifications of the applicant, measure against the Future Land Use Plan and Future Land Use Map, and make a recommendation to the Town Council on whether to approve to deny the request.

Posting on the property, mailings to adjacent landowners, and newspaper ad are all required of town staff before the public hearing.

**CONSISTENCY STATEMENT:** The recently revised Future Land Use Map calls for SFR-3 residential along the N Orange St. /Abattoir Rd. corridor. Significant portion of land dedicated to improved open spaces and reserve un-improved open spaces where environmentally sensitive areas are located. Density less than three dwelling units per acre, single family detached. Organized around a public open space that connects the open space to homes.

The TNDO calls for a **Master Site Development Plan** as part of the rezoning request. The submitted plan represents a fine network of interconnecting pedestrian-oriented streets and other public spaces. All single family lots with two distinct lot sizes. Close to optimum size of a quarter mile from center to edge. Significant portion of land dedicated to prominently sited, centrally located open space, and reserves un-improved open spaces where environmentally sensitive streams are located.

# March 7, 2024 Planning Board Abstract

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## **Requirement to Create a Written Consistency Statement to support Planning Board decision to deny rezoning of 1380 Abattoir Rd.**

G.S. 153A-344 and 160A-387 require a recommendation from a jurisdiction's planning board prior to initial adoption of zoning, and they mandate referral of proposed zoning amendments to the planning board for review and comment.

G.S. 153A-341 and 160A-383 require that the planning board's review of any proposed zoning amendments include written comments on the consistency of the proposed amendment with the comprehensive plan and any other relevant plans (Future Land Use Map, Healthy Living Assessment) that have been previously adopted.

The board is not required to follow its adopted plans (Future Land Use Map) in zoning decisions, but it must carefully consider the plan and set out for public inspection its reasons for following the plan or not. The statement must also address why the board considers the action taken to be reasonable and in the public interest.

<b>Primary Factors to consider impacts of rezoning</b>
Landowner, neighbors, and Public
Suitability of the site
Traffic
Environment
Neighborhood Character
Utilities

In addition to the planning board's review, the governing board itself is required to approve a statement on plan consistency when making a legislative zoning decision. The governing board must approve a statement describing whether its action is consistent with an adopted comprehensive plan and explaining why the board considers its action to be reasonable and in the public interest before the board adopts or rejects any zoning amendment. Plan consistency is a factor that must explicitly be considered by the governing board, but it does not control the outcome of the zoning decision.

## **Use Land Use Plan located on Town website to identify justifications for *recommendation to deny*.**

[www.coatsnc.org/planning/downloads/FINAL-Draft-Land-Use-Plan-8.11.15.pdf](http://www.coatsnc.org/planning/downloads/FINAL-Draft-Land-Use-Plan-8.11.15.pdf)

- Objective 4.7: Protect traffic carrying capacities and promote public safety, by adopting an access management plan to limit access along major and minor thoroughfares.

**TOWN OF COATS  
Planning Board  
Thursday, February 1, 2024  
Official Minutes**

The Town of Coats Planning Board met in regular session on Thursday, February 1, 2024 at 6:00 p.m. in the Board of Commissioners' Meeting Room at Coats Town Hall.

**Members Present:** Chair Hazel Stephenson, Vice-Chair Misty Gil, Alan Pope, Lawrence Denning, Clint Latham, Ally Fouts

**Members Absent:** Don Plessinger

**Staff Present:** Town Manager Nick Holcomb

**I. CALL TO ORDER**

Chair Hazel Stephenson called the meeting to order at 6:00 p.m. with a quorum being present.

Chair Hazel Stephenson delivered the invocation and led those in attendance in the Pledge of Allegiance.

**RESOLVED**, to approve Agenda.

**MOTION BY: Misty Gil, SECOND BY: Clint Latham  
APPROVED: 6-0, unanimously approved**

**RESOLVED**, to approve minutes from the January 4, 2024 meeting.

**MOTION BY: Clint Latham, SECOND BY: Alan Pope  
APPROVED: 6-0, unanimously approved**

**II. PUBLIC FORUM**

Chair Hazel Stephenson opened the Public Forum to anyone that wanted to speak on a topic other than the rezoning and annexation of 1380 Abattoir Rd. Chair Stephenson announced that the public would be allowed to speak on that topic later during the meeting before the planning board made a decision.

Chair Stephenson closed the Public Forum after hearing no one.

**III. NEW BUSINESS**

**A. Rezoning and Annexation Request – 1380 Abattoir Rd**

Town Manager Nick Holcomb introduced the request and stated that the property was about eighty acres with three separate parcels. He explained that the current zoning was agriculture, and there was a rezoning and annexation application for a Single Family Residential 3 with a

TNDO overlay. He expanded on the details of the property and stated that it was about 2,400 feet from the existing town limits. He also let the board know that there was an existing waterline in place beginning off of Hwy 27 as an eight inch line and before Irbin Drive that it transitioned to a six inch line. He also mentioned that the developers had done the required official survey of the Annexation Boundary with the Metes and Bounds description. Next, he touched on the Master Site Plan and said it was beneficial both to the public and the board to see the type of development that developers had in mind. Lastly, he briefed everyone on the process of the proceedings with the planning board meeting being the first step. The planning board would make a recommendation to the town council on whether to deny, support, amend, or table the proposal. Next, letters would be sent out and advertisements would be made for the public hearing. There would also be a neighborhood meeting where the developers and engineers could listen to what the public thinks on February 13<sup>th</sup>. He then turned it over to the development team for more details on the proposal.

David Goracke approached the board and began by introducing himself and stated that he was the manager of True Life Companies, who had submitted the proposal. After giving some brief background, he referred to some of the specific objectives with the updated Future Land Use Study including:

- Support and promote development that would optimize the use of existing infrastructure
- Direct development to the areas that had existing infrastructure
- Encourage new development to provide open space and neighborhood parks that were interconnected
- Require sidewalks and pedestrian paths within residential development
- Preserve natural conditions that contribute to the overall health of the town
- Identify and preserve the town's historic natural and cultural assets
- Utilize policies that encourage the conservation of high value of natural resources on the land

He said those were the things that were taken into consideration as they looked at opportunities specifically for the parcel. He mentioned that they walked the site and looked for things such as environmental conditions, site access, existing infrastructure, and key areas on site that led to this plan. He stated the desire to work with Town Staff and planning board to bring something that would be long lasting and positive to the community. He confirmed that the project was in conformance with the updated Future Land Use Map. He gave a few more details on the site and stated that it was 80 acres with 217 lots. He highlighted that there would be 25% more open space than what the Ordinance called for, and there would be a density of 2.6 lots per acre. Lastly, he pointed out a Magnolia Tree on site that the plan was designed around along with a 1.3 acre greenspace and other park areas.

Landon Lovelace introduced himself as the President and owner of Underfoot Engineering. He informed the board that the plan was not fully engineered, because of wanting to make sure its fully constructible and that it's more than a pretty picture on a piece of paper. He elaborated on several aspects that had been looked into, including: infrastructure, hydraulic modeling and fire flow analysis, working with Harnett County Regional Water to evaluate the existing pump

station, corresponding with DOT who recommended no improvements at this time, storm water and keeping drainage similar to what it is now, and preserving the existing stream.

Next, Chair Hazel Stephenson asked the public to come up and voice their concerns to the board.

Sharon Stevens from 3701 Abattoir Rd. approached the board. She made it clear that her intent was not to stop something that was seen as progress; but questioned at what cost was progress? She stated there were 1,582 cars that go by this development every day, many times being slowed down by tractors, and that adding 200 plus homes would essentially be adding 400 cars in traffic. She went on to mention projects that have been approved within the last year or so, that in addition to this project would cause even more traffic issues. She also voiced concerns regarding pressure on schools to hold more students. Her last concern was emergency services, and potentially having to hire more police officers, firemen, and Public Works staff.

Bennie Harmon, residing at 1390 Abattoir Rd. spoke next. His main concern was the potential for car accidents because of this being a unique area that was difficult to pull out in a vehicle, due to being on top of a hill. He also questioned sewer capacity and a state grant that was received to expand capacity in the future; saying it didn't make sense to him to add new houses when the upgrades would not be taking place until 2025-2026. He went on to express concerns of children trespassing on private property.

William Pope, from 557 Johnson Rd, then came up to speak. He explained that he worked in Angier where a similar development was taking place. He said the only tree that would remain on this site was the Magnolia Tree other than sections that were marked off. He went on to say there would be no room in between the houses, no room for storage, and nowhere to park. He stated he believed there should be a requirement of developers to put up fences around the perimeters of the properties to eliminate the trespassing issue. He was also concerned with there being no upgrades to water or sewer lines.

Andy Cole, residing at 1420 Abattoir Rd. addressed the board next. He explained that he was a teacher and he had seen firsthand the overcrowding school systems were experiencing and the lack of bus drivers. He also mentioned the fact that he believed the people who move into these new homes would not be from Coats, and also would not work in Coats, and would only sleep here so Coats would not see increased business or revenue. He mentioned the potential for liabilities due to a pond that was on the property and a shooting range. He went on to make the point that the amount of homes that would be built would be more than the total amount of new homes that had been built in Coats in the past 20 years. He agreed with the request for fencing or hedges.

Dena Klein, from 1845 Abattoir Rd, approached the board next. Her main concern was safety of the road. She explained the road did not meet minimum DOT requirements of lane width currently, and mentioned the intersection of 27 and Orange. She went on to explain sight distance was poor and it was almost impossible to make a turn, which adding cars to would just make worse, and would feed the intersection of Abattoir and Hwy 27 for further traffic.

Jon Pope, residing at 528 Johnson Rd, then came up to speak. He informed the board members that he was an adjacent land owner on the north side of this proposed development, and that



he and his family were very active in this community. He went on to discuss his poultry farm that produces roughly 10 million pounds of chicken annually. He was concerned that without buffers or a fence, trespassers may come onto the property and could transfer diseases, such as bird flu. Next, he mentioned the natural sheet flow of water being looked at so erosion or flooding did not eventually take place. Another concern he had was the ETJ moving or changing, but town manager Nick Holcomb said there are no plans for that.

Hazel Stephenson asked the board if there were any comments or discussion, and there were none.

**RESOLVED**, to deny request.

**MOTION BY: Clint Latham, SECOND BY: Lawrence Denning**  
**APPROVED: 6-0, unanimously approved**

Town manager Nick Holcomb stated the process would still run its course as far as the neighborhood meeting and the matter going before the town council.

#### **IV. MANAGER UPDATE**

Town Manager Nick Holcomb stated that he had no updates at this time.

#### **V. ADJOURN**

**RESOLVED**, to adjourn.

**MOTION BY: Misty Gil, SECOND BY: Alan Pope**  
**APPROVED: 6-0, unanimously approved**

Meeting adjourned at 7:12 p.m.

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Mikayla Johnson, Deputy Clerk

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Hazel Stephenson, Chair

**TOWN OF COATS  
Planning Board  
Thursday, March 7, 2024  
Official Minutes**

The Town of Coats Planning Board met in regular session on Thursday, March 7, 2024 at 6:00 p.m. in the Board of Commissioners' Meeting Room at Coats Town Hall.

**Members Present:** Chair Hazel Stephenson, Vice-Chair Misty Gil, Alan Pope, Lawrence Denning, Don Plessinger, Ally Fouts

**Members Absent:** Clint Latham

**Staff Present:** Town Manager Nick Holcomb

**I. CALL TO ORDER**

Chair Hazel Stephenson called the meeting to order at 6:00 p.m. with a quorum being present. Chair Hazel Stephenson delivered the invocation and led those in attendance in the Pledge of Allegiance.

**RESOLVED**, to approve Agenda.

**MOTION BY: Don Plessinger, SECOND BY: Alan Pope  
APPROVED: 6-0, unanimously approved**

**RESOLVED**, to approve minutes from the February 1, 2024 meeting.

**MOTION BY: Alan Pope, SECOND BY: Lawrence Denning  
APPROVED: 6-0, unanimously approved**

**II. PUBLIC FORUM**

Chair Stephenson closed the Public Forum after hearing no one.

**III. NEW BUSINESS**

A. Develop Written Consistency Statement on Rezoning Recommendation

Chair Stephenson informed the board that they needed to come up with a written consistency statement to support last month's action denying the rezoning and annexation request. She explained that although the board was presented with lots of facts and figures at the previous meeting, some explanation is required to support the Board's action. She then asked Town Manager Nick Holcomb to explain some of the Land Use Plan points that could be used for the written statement.

Mr. Holcomb explained that the goal of this meeting was to come up with a written statement and he quoted the state law saying "Any proposed zoning amendments include written comments on the

consistency of the proposed amendment with the comprehensive plan and any other relevant plans that have been previously adopted.” He went on to say that the statement must carefully consider the plan and set out for public inspections its reasons for following or not following the plan, and needs to address why the board considers the action to be reasonable and in the public interest. He stated reasoning should focus on impacts of rezoning, such as:

- Landowner, neighbors, and Public
- Suitability of the site
- Traffic
- Environment
- Neighborhood Character
- Utilities

He mentioned that based on what he heard during the public comments at the previous meeting and looking at the Land Use Plan, **Objective 4.7: Protect traffic carrying capacities and promote public safety, by adopting an access management plan to limit access along major and minor thoroughfares** - could help serve as the written statement.

Chair Stephenson pointed out that while it may not be in line with comments from the public, the residential portion does state that a mixture of dwelling types is desired, and the request does not have that. She also went on to say that she believed additional studies need to be done for traffic and accidents on that road.

Ally Fouts voiced her agreement with believing that transportation issues need to be looked further into. She referred to **Objective 1.1: to increase collaboration with the NCDOT to develop a comprehensive transportation plan that coincides with the Land Use Plan**; and asked if that had been discussed since 2015. Mr. Holcomb said that it has not, and Fouts asked if that could be something that they potentially learn from this situation. Mr. Holcomb said he could do all he could do regarding that, but explained that DOT has engineers, data, and formulas, and they provide the expert, final answers.

Alan Pope asked if there could be a clause that states if the development was put there, there could be no complaining about the chicken houses being so close, along with the shooting range. He mentioned the potential for lawsuits and said that along with traffic, that would be his main concern. Stephenson responded by saying she could see Mr. Pope’s point, but the Land Use Plan does not mention those concerns. Plessinger addressed Mr. Pope saying that there will always be complaints, and Chair Stephenson expressed agreement.

Ally Fouts suggested they could base their claim on impacting the local economy, mentioning one of the concerns that were brought before the Planning Board by the public was that the town doesn’t have the businesses to support these additional people. Mr. Holcomb responded by saying the buffer zones around all agricultural areas would limit future development within the ETJ.

Chair Stephenson stated that for her, the biggest inconsistency with the plan is traffic. She also mentioned that she felt that a lot of input from the public was regarding concerns with traffic and adding that many additional homes would add plenty more cars to the roadways.

Lawrence Denning inquired how much of the land is within town limits. Mr. Holcomb informed him that it is not in town limits, but 100% in the ETJ, and there would be a request to annex into the Town of Coats. With there being a request for rezoning to SRF-3, Ally Fouts asked if SRF-3 falls under the Multi-Family Mixed Use Residential. Mr. Holcomb responded saying no, that it would be residential. Fouts went on to say she believed in addition to traffic concerns, housing does not include the mixture of dwelling types. Town manager Holcomb said that while that could be a valid statement, he doesn't believe that would satisfy concerns of those public comments.

Fouts then asked about utilities. Mr. Holcomb stated there is potential for that argument because the developer would have to extend the sewer line from the existing pump station on Irbin Drive, and there could be a closer location where the sewer line wouldn't have to be extended as far.

**RESOLVED**, to adopt written statement to support denial of rezoning based on Objective 4.7 due to concerns about the impacts on traffic on Abattoir Rd. and Highway 27.

**MOTION BY: Misty Gil, SECOND BY: Ally Fouts**  
**APPROVED: 6-0, unanimously approved**

#### **IV. MANAGER UPDATE**

Town Manager Nick Holcomb gave an update on the Lauder property Major Subdivision project, informing the board that he has just gotten a resubmittal of construction documents after second round of engineering review comments.

He also provided an update on the Townhome project off of Highway 27; stating that the developer is trying to coordinate with neighbors and that their engineers are close to their first submittal of construction documents.

Hazel Stephenson inquired about the Brick Mill project and Mr. Holcomb informed her there were no updates at that time.

#### **V. ADJOURN**

**RESOLVED**, to adjourn.

**MOTION BY: Misty Gil, SECOND BY: Alan Pope**  
**APPROVED: 6-0, unanimously approved**

Meeting adjourned at 7:00 p.m.

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Mikayla Johnson, Deputy Clerk

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Hazel Stephenson, Chair